

## **\$899,500 - A38 Bernice Ave, Rural Leduc County**

MLS® #E4457941

**\$899,500**

3 Bedroom, 4.00 Bathroom, 2,256 sqft

Rural on 0.18 Acres

Golden Days, Rural Leduc County, AB

Welcome to this stunning waterfront home perfectly blending lakeside living with modern comfort. Nestled in a picturesque setting, this home offers breathtaking views and thoughtful design throughout. Impeccable craftsmanship shines in the maple cabinetry, detailed millwork, stained glass accents, and oversized granite island in the gourmet kitchen. The open concept living area features a coffered ceiling with soft lighting plus a spacious dining room and centrally located laundry. The primary suite is set apart for privacy, while the sunroom with its wood-burning fireplace provides year-round warmth and charm with stunning lake views. The upstairs bedroom with murphy bed and 3 pce bath offer flexibility, perfect for a studio, den or home office. The newly finished 6â€™™4â€™• basement adds 1,500+ sq. ft. with a spacious bedroom and bath. A detached double garage provides storage and guest space. With in-floor heating throughout the main floor and numerous updates, this move-in ready home is the perfect retreat.

Built in 2002

### **Essential Information**

MLS® # E4457941

Price \$899,500



Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,256
Acres	0.18
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	A38 Bernice Ave
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Air Conditioner, Deck, Front Porch, Guest Suite, Hot Tub, Hot Water Tankless, No Smoking Home, Sunroom, Natural Gas BBQ Hookup
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Golf Nearby, Lake View, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed            September 16th, 2025

Zoning                Zone 95

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